

A G E N D A

BUILDING COMMITTEE

November 29, 2006
11:00 A.M. Lake Superior Room
1st Floor Michigan Library and Historical Center

STATE ADMINISTRATIVE BOARD

December 5, 2006
11:00 A.M. Lake Ontario Room
3rd Floor Michigan Library and Historical Center

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, CASPIAN – Buck Mine Discharge Site – Interim Response Pond Dredging & System Optimization
File No. 761/06355.RRD – Index No. 47164
Sole Bidder: U.P. Environmental Services, Inc, \$2,475,146.00

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF NATURAL RESOURCES, MACKINAW CITY – Mackinaw City State Harbor of Refuge – Phase II – Marine Work Construction and Related Work
File No. 751/02264.HRB – Index No. 53290
Morrish-Wallace Construction, Inc., dba/Ryba Marine Construction Co., Inc., Cheboygan; CCO No. 2, Incr. \$74,944.97
3. DEPARTMENT OF ENVIRONMENTAL QUALITY, CRAWFORD COUNTY – Grayling Field Office – Operation and Maintenance for a Water Treatment System
File No. 761/95367.AGY – Index Nos. 92212 & 29600
Lakeshore Environmental, Inc., Grand Haven; CCO No. 11, Incr. \$169,246.00

JURISDICTIONAL TRANSFER AFFIDAVITS

4. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner as the property was erroneously offered in the tax lien sale. Further, the transfer shall be by Jurisdictional Transfer Affidavit (Doc. No. 2006-004).

The transferred land is located in Ogemaw County, Michigan and the description is on file with the State Administrative Board.

5. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner(s) who have redeemed the property. Further, the transfer shall be by Jurisdictional Transfer Affidavit (Doc. No. 2006-003).

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

NEW LEASE FOR PRIVATE PROPERTY

6. DEPARTMENT OF STATE, IONIA - New Lease #11254-2005 effective November 1, 2006 through October 31, 2016 with JBJR, LLC, a Michigan Limited Liability Company, 25 Ottawa SW, Suite 203, Grand Rapids, Michigan 49503, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 3,000 square feet of office space located at 603 West Adams, Ionia Michigan. The per square foot rental rate for this space is \$11.00 (\$2,750.00 per month). This rate does not include utilities. This Lease contains one five-year renewal option with a per square foot rental rate of \$12.75 (\$3,187.50 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
7. DEPARTMENT OF COMMUNITY HEALTH, LANSING - New Lease #11278-2006 effective December 1, 2006 through November 30, 2016 with CRISMAR I, LLC, a Limited Liability Company, P.O. Box 14073, Lansing, Michigan 48901, as Lessor, and the State of Michigan for the Department of Community Health, as Lessee, for 9,957 square feet of warehouse space located at 914 Terminal Road, Lansing, Michigan 48906. The per square foot rental rate for this space is \$4.85 (\$4,024.29 per month). This rate does not include heat, electricity, HVAC, water, sewer, or janitorial services. This Lease contains two five-year renewal options with a per square foot rental rate of \$6.00 (\$4,978.50 per month) for the first renewal option and a per square foot rental rate of \$6.75 (5,600.81 per month) for the second renewal option. This Lease contains an option to purchase available anytime after the first full year of possession. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

STATE AS LESSOR

8. Under Authority of Public Act 431 of 1984, it is hereby recommended that the State Administrative Board approve a new lease #11218-2006 between the Department of Management and Budget for the Department of Education, as Lessor and Communications Access Center for the Deaf and Hard of Hearing, Inc. (CAC), as Lessee. This lease is effective July 1, 2006 through June 30, 2016 for 14,602 square feet of office space located at Fay Hall, 1505 West Court

Street, Flint, Michigan 48503. The per square foot rental rate for this space is \$3.00 (\$3,651.00 per month). Effective June 1, 2007, the per square foot rental rate increases by 1.5% and then increases by 3% effective every June 1st through the initial term. This Lease contains two five-year renewal options. This Lease may be cancelled by either party with 120-days notice. The Attorney General has approved this Lease as to legal form.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF TREASURY, ELMHURST, ILLINOIS - Addendum #1 to Lease #10588-2004 approved by the State Administrative Board on September 1, 1998 by Item #12, between John Hancock Mutual Life Insurance Company and subsequently assigned to Butterfield Exchange II, L.L.C., a Limited Liability Company, c/o Moore Properties, Inc., 315 Quail Ridge Drive, Westmont, Illinois 60559, as Lessor, and the State of Michigan for the Department of Treasury, as Lessee, for 2,586 square feet of space located at 360 W. Butterfield, Suite 270, Elmhurst, Illinois 60606. This Addendum provides for extending the lease for five years, provide for remodeling and removal of the adjustments for real estate taxes and operating expenses. The per square foot rental rate is \$21.52 (\$4,638.17 per month) which is a cost increase from the previous Lease. This Lease does not include adjustments for real estate taxes. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Standard cancellation clause requiring 180-days notice. The Attorney General has approved this lease as to legal form.

RENEWAL OF LEASE FOR PRIVATE PROPERTY

10. DEPARTMENT OF STATE, ALBION – Renewal of Lease #2329-2006 effective June 1, 2007 through May 31, 2017 with Gateway Properties of Albion IV, LLC, a Limited Liability Company, 28012 F Drive S., P.O. Box 568, Albion, Michigan 49224, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 1,866 square feet of office space located at 308 South Superior Street, Albion, Michigan 49224. The per square foot rental rate for this space is \$9.32 (\$1,449.26 per month). This rate does not include janitorial and utilities. This Lease contains one ten-year renewal option with a per square foot rental rate of \$12.09 (\$1,880.00 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
11. DEPARTMENT OF STATE, MARSHALL - Renewal of Lease #10280 effective April 15, 2007 through April 30, 2012 with Agree Limited Partnership, a Partnership, 31850 Northwestern Highway, Farmington Hills, Michigan 48334, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 1,952 square feet of office space located at 15877 West Michigan Avenue, Marshall, Michigan 49068. The per square foot rental rate for this space is

\$13.95 (\$2,269.20 per month). This rate does not include utilities and janitorial service. This Lease contains one 5-year renewal option with a per square foot rental rate of \$15.34 (\$2,495.31 per month). This Lease contains a Standard cancellation clause requiring 180-days notice. The Attorney General has approved this Lease as to legal form.

12. DEPARTMENT OF STATE, MT. CLEMENS - Renewal of Lease #7748-2006 effective December 1, 2006 through November 30, 2011 with Garland City Properties, LLC, a Limited Liability Company, 44899 Centre Court, Suite 101, Clinton Township, Michigan 48038, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 2,381 square feet of office space located at 48 Cherry Street, Mt. Clemens, Michigan 48043. The per square foot rental rate for this space is \$19.00 (\$3,769.92 per month). This rate does not include heat, electric, water and sewer, janitorial services and supplies, and trash removal. This Lease contains one five-year renewal option with a per square foot rental rate of \$21.85 (\$4,335.40 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
13. DEPARTMENT OF STATE, REED CITY - Renewal of Lease #7280-2006 effective January 1, 2007 through December 31, 2011 with Q3, L.L.C., a Limited Liability Company, 2800 Plainfield NE, Grand Rapids, Michigan 49058, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 880 usable square feet of office space located at 836 South Chestnut, Reed City, Michigan 49677. The per square foot rental rate for this space is \$13.02 (\$954.80 per month). This rate does not include heat, electric, water and sewer, janitorial services and supplies, and trash removal. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
14. DEPARTMENT OF STATE, FLINT - Renewal of Lease #7029-2006 effective March 15, 2007 through March 31, 2012 with Bruce and Nancy Bollinger, Husband and Wife, 4488 West Bristol Road, Flint, Michigan 48507, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 3,591 square feet of office space located at 4205 Miller Road, Flint, Michigan 48507. The per square foot rental rate for this space is \$16.00 (\$4,788.00 per month). This rate does not include heat and electric utility charges, janitorial services and supplies, rubbish removal from office wastebaskets. This Lease contains one five-year renewal option with a per square foot rental rate of \$17.50 (\$5,236.88 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

S U P P L E M E N T A L A G E N D A

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NEW LEASE FOR PRIVATE PROPERTY

1. DEPARTMENT OF HUMAN SERVICES, PONTIAC - New Lease #11200 effective March 1, 2007 through February 28, 2018 with The Pontiac Building, L.L.C., a Limited Liability Company, 23800 West Ten Mile Road, Southfield, Michigan 48174, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 12,604 square feet of office space located at 28 North Saginaw, Pontiac, Michigan 48342. The per square foot rental rate for this space is \$16.17 (\$16,984.16 per month). This rate does not include electricity. This Lease contains one five-year renewal option with a rental rate to be negotiated at time of renewal. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
2. DEPARTMENT OF HUMAN SERVICES, PONTIAC - New Lease #11296 effective March 1, 2007 through February 28, 2018 with The Pontiac Building, L.L.C., a Limited Liability Company, 23800 West Ten Mile Road, Southfield, Michigan 48174, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 8,256 square feet of office space located at 28 North Saginaw, Pontiac, Michigan 48342. The per square foot rental rate for this space is \$16.17 (\$11,125.16 per month). This rate does not include electricity. This Lease contains one five-year renewal option with a rental rate to be negotiated at time of renewal. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

RENEWAL OF LEASE FOR PRIVATE PROPERTY

3. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, PONTIAC - New Lease #7020 effective March 1, 2007 through February 28, 2018 with The Pontiac Building, L.L.C., a Limited Liability Company, 23800 West Ten Mile Road, Southfield, Michigan 48174, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 7,560 square feet of

office space located at 28 North Saginaw, Pontiac, Michigan 48342. The per square foot rental rate for this space is \$16.17 (\$10,187.10 per month). This rate does not include electricity. This Lease contains one five-year renewal option with a rental rate to be negotiated at time of renewal. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.